

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE:)	CHAPTER 7
)	
)	CASE NO. 17-64177-PMB
MICHAEL F. ANTONELLI and)	
NOREEN A. ANTONELLI,)	
)	
Debtors.)	
-----)	
NEIL C. GORDON, Chapter 7 Trustee for)	
the Estates of Michael F. Antonelli and)	
Noreen A. Antonelli,)	
)	
Plaintiff,)	
v.)	CONTESTED MATTER
)	
PNC BANK, N.A. f/k/a)	
RBC CENTURA BANK,)	
WELLS FARGO BANK, N.A.,)	
CHATHAM PARK COMMUNITY)	
ASSOCIATION, INC.,)	
FULTON COUNTY TAX COMMISSIONER,)	
MICHAEL F. ANTONELLI and)	
NOREEN A. ANTONELLI,)	
)	
Respondents.)	
_____)	

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN, pursuant to Fed. R. Bankr. P. 2002(a)(2), 6004(a), 6004(c), and 9014 that Neil C. Gordon, Chapter 7 Trustee (“**Trustee**”) for the bankruptcy estates (the “**Bankruptcy Estate**”) of Michael F. Antonelli and Noreen A. Antonelli (together “**Debtors**”), has filed *Trustee’s Motion for (I) Authority to (A) Sell Property of the Bankruptcy Estate Free and Clear of Liens, Interests, and Encumbrances, and (B) Disburse Certain Proceeds at Closing, and (II) Approval of Surcharge under 11 U.S.C. Section 506 (c)*

(the "**Sale Motion**") proposing to sell (the "**Sale**") that certain real property commonly known as 3020 Lancaster Square, Roswell, Fulton County, Georgia 30076 (the "**Property**"), pursuant to 11 U.S.C. §§ 363(b) and (f) to Mihnea Ion Nastase and Karen Davis Nastase (together, the "**Purchasers**"), "as is, where is," for a sale price of \$1,100,000.00 (the "**Purchase Price**"), subject to Bankruptcy Court approval (the "**Contract**"). A true and correct copy of the Contract is attached and marked as Exhibit "A" to the Sale Motion, and incorporated herein by reference.

Trustee moves for authority to have all gross sale proceeds paid to him at closing and for authority to have those items paid at closing as specifically described in the Sale Motion. All other distributions will be pursuant to further order of the Court.

PLEASE TAKE FURTHER NOTICE that the Court will hold a hearing on the Sale Motion in **Courtroom 1202 Richard B. Russell Federal Building, 75 Ted Turner Drive, S.W., Atlanta, Georgia 30303, at 2:00 p.m. on July 30, 2018.**

The Sale Motion is available for review in the Clerk's Office, United States Bankruptcy Court, during normal business hours or online at <http://ecf.ganb.uscourts.gov> (registered users) or at <http://pacer.psc.uscourts.gov> (unregistered users).

The proposed sale of the Property is one not in the ordinary course of business, as provided by 11 U.S.C. § 363(b). Trustee seeks to sell the Property free and clear of all liens, claims, and interests as provided by 11 U.S.C. § 363(f). Trustee moves for authority to have paid at closing those liens and costs specifically set forth in the Sale Motion. All valid, perfected, and unavoidable liens that Trustee does not propose to pay at closing shall attach to the Sale proceeds with the same validity, extent, and priority that they had in the Property.

The proposed Contract includes a Purchase Price of \$1,100,000.00 is the highest and best offer that Trustee has received, is subject no contingencies whatsoever, and represents an appropriate selling price for the Property. Trustee invites any and all competing cash offers to be submitted which exceed the present Contract by **at least \$15,000.00**, supported by earnest money of **at least two percent (2%) of the bid price**,

with no contingencies, and the ability to close within ten (10) days.

Your rights may be affected by the Court's ruling on the Sale Motion. You should read the Sale Motion carefully and discuss it with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.). If you do not want the Court to grant the relief sought in the Sale Motion or if you want the Court to consider your views, then you and/or your attorney must attend the hearing. You may also file a written response to the Sale Motion with the Clerk at the address stated below, but you are not required to do so. If you file a written response, you must attach a certificate stating when, how and on whom (including addresses) you served the response. Mail or deliver your response so that it is received by the Clerk at least two (2) business days before the hearing. The address of the Clerk's Office is: Clerk, U.S. Bankruptcy Court, Suite 1340, 75 Ted Turner Drive, S.W., Atlanta, Georgia 30303. You must also mail a copy of your response to counsel for Trustee at the address stated below.

Dated: July 3, 2018

ARNALL GOLDEN GREGORY, LLP
Attorneys for Trustee

By: /s/ Neil C. Gordon
Neil C. Gordon
Georgia Bar No. 302387
neil.gordon@agg.com

171 17th Street, NW, Suite 2100
Atlanta, Georgia 30363-1031
Tele: (404) 873-8500
Fax: (404) 873-8501

Certificate Service

This is to certify that I, Neil C. Gordon, am over the age of 18 and that, I served a copy of the forgoing *Notice of Hearing* by depositing in the United States mail a copy of same in a properly addressed envelope with adequate postage affixed thereon to assure delivery by first class United States Mail to the following persons at the addresses stated:

Via First Class Mail:

Office of the United States Trustee
362 Richard B. Russell Bldg.
75 Ted Turner Drive, SW
Atlanta, Georgia 30303

Arthur E. Ferdinand
Fulton County Tax Commissioner
141 Pryor Street
Atlanta, GA 30303

Wells Fargo Bank, N.A.
C/o Ciro A. Mestres
Aldridge Pite, LLP
Fifteen Piedmont Center
3475 Piedmont Road, N.E., Suite 500
Atlanta, GA 30305

Jonathan A. Akins
Schreeder, Wheeler & Flint, LLP
Suite 800,
1100 Peachtree Street, NE
Atlanta, GA 30309

Chatham Park Community Association,
Inc. c/o Heritage Property Management
Services, Inc.
500 Sugar Mill Road
Building B, Suite 200
Atlanta, GA 30350

Michael F. Antonelli
10 Crestmont Road, Apartment 5R
Montclair, NJ 07042

Noreen A. Antonelli
10 Crestmont Road, Apartment 5R
Montclair, NJ 07042

Michael Campbell
ATTENTION: Denise Hammock
Campbell & Brannon, LLC
5565 Glenridge Connector
Suite 350
Atlanta, Georgia 30342

Via First Class Mail and Certified Mail:

William S. Demchak, President/CEO
PNC Bank, N.A.
222 Delaware Avenue
Wilmington, DE 19899

Timothy J. Sloan, President and CEO
Wells Fargo Bank, N.A.
420 Montgomery Street, 12th Floor
San Francisco, CA 94163

William S. Demchak, President/CEO
PNC Bank, N.A.
The Tower at PNC Plaza
300 Fifth Avenue
Pittsburgh, PA 15222

Timothy J. Sloan, President and CEO
Wells Fargo Bank, N.A.
101 N. Phillips Avenue
Sioux Falls, SD 57104

This is to certify further that I, Neil C. Gordon, have this day served copies of the foregoing Notice of Hearing by first class United States mail on all those entities set forth on the attached Exhibit "A" at the addresses stated.

This 3rd day of July, 2018.

/s/ Neil C. Gordon
Neil C. Gordon
Georgia Bar No. 302387

EXHIBIT "A" FOLLOWS

Label Matrix for local noticing
113E-1
Case 17-64177-pmb
Northern District of Georgia
Atlanta
Mon Jul 2 14:39:47 EDT 2018

Jonathan A Akins
Schreeder, Wheeler & Flint, LLP
Suite 800
1100 Peachtree Street NE
Atlanta, GA 30309-4516

American Express Centurion Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern, PA 19355-0701

Ariel Bouskila/ABF Servicing
40 Exchange Pl
New York, NY 10005-2701

Atlanta National Golf Club
PO Box 580024
Charlotte, NC 28258-0024

Bank Of America, N.A.
PO BOX 31785
Tampa, FL 33631-3785

(p)BB AND T
PO BOX 1847
WILSON NC 27894-1847

C2C Resources, LLC
3500 N Causeway Blvd Ste 300
Metairie, LA 70002-3502

Centralized Insolvency Operation
PO Box 7346
Philadelphia, PA 19101-7346

John A. Christy
Schreeder, Wheeler & Flint, LLP
1100 Peachtree Street
Suite 800
Atlanta, GA 30309-4516

A. Todd Sprinkle
Parker Poe Adams & Bernstein LLP
1180 Peachtree Street, Suite 1800
Atlanta, GA 30309-7512

American Express
PO Box 9001108
Louisville, KY 40290-1108

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10 Crestmont Rd Apt 5R
Montclair, NJ 07042-1936

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Atlanta National LLC
13510 Providence Lake Dr
Milton, GA 30004-7501

Bank of America Corporation
CT Corporation System
289 S Culver St
Lawrenceville, GA 30046-4805

Branch Banking & Trust Company
Reg. Agent: CT Corporation System
289 S Culver St
Lawrenceville, GA 30046-4805

CHASE
PO Box 15123
Wilmington, DE 19850-5123

Charter Communications/ Spectrum
Corporation Service Company
40 Technology Pkwy S Ste 300
Norcross, GA 30092-2924

Cincinnati Insurance
Bernie Kistler
3740 Davinci Ct Ste 460
Peachtree Corners, GA 30092-7614

Adam J. Feinstein
Lewis Brisbois Bisgaard & Smith LLP
6385 S, Rainbow Blvd., Suit 600
Las Vegas, NV 89118-3201

American Express Bank, FSB
c/o Becket and Lee LLP
PO Box 3001
Malvern PA 19355-0701

Noreen A Antonelli
10 Crestmont Rd Apt 5R
Montclair, NJ 07042-1936

Atlanta National Golf Club
Canongate Golf Club
924 Shaw Rd.
Sharpsburg GA 30277-1617

BB&T Insurance Services, Inc.
1887 Highway 20 SE Ste 200
Conyers, GA 30013-2047

BellSouth
289 S Culver St
Lawrenceville, GA 30046-4805

Branch Banking and Trust Company
c/o A. Todd Sprinkle
1180 Peachtree Street, Suite 1800
Atlanta, GA 30309-7512

CIT Direct Capital
155 Commerce Way
Portsmouth, NH 03801-3243

Chatham Park Community Association, Inc.
c/o Heritage Property Management
500 Sugar Mill Rd Bldg B
Atlanta, GA 30350-2865

Citi
PO Box 6077
Sioux Falls, SD 57117-6077

Citigroup, Inc.
C T CORPORATION SYSTEM
111 8th Ave
New York, NY 10011-5201

City of Roswell, Georgia
38 Hill St Ste 130
Roswell, GA 30075-4537

Coldwell Banker Residential Brokerage and Ro
5591 Chamblee Dunwoody Road
Building 1300, Suite 100
Atlanta, GA 30338-4176

David Antonelli
110 Horatio St Apt 517
New York, NY 10014-1579

Department Stores National Bank
c/o Quantum3 Group LLC
PO Box 657
Kirkland, WA 98083-0657

Direct Capital a Division Of CIT Bank, N.A.
155 Commerce Way
Portsmouth NH 03801-3243

Discover
PO Box 71084
Charlotte, NC 28272-1084

Discover Bank
Discover Products Inc
PO Box 3025
New Albany, OH 43054-3025

Dr. W. Thomas Reed
755 Mount Vernon Hwy NE Ste 500
Atlanta, GA 30328-4280

Emory/St. Josephs
PO Box 660827
Dallas, TX 75266-0827

Emory/St. Josephs, Inc.
C/O Emory Healthcare, Inc., WHSCAB,
1440 Clifton Rd NE Rm 400
Atlanta, GA 30322-1053

Extremity Healthcare
900 Circle 75 Pkwy SE Ste 900
Atlanta, GA 30339-3084

First Pro
1302 Fenner Ct
Franklin, TN 37067-8537

Forward Financing
36 Bromfield St Fl 2
Boston, MA 02108-5221

Fox Capital
140 Broadway Fl 46
New York, NY 10005-1155

Fulton County Board of Tax Assessors
235 Peachtree St NE Ste 1400
Atlanta, GA 30303-1402

Fulton County Finance Dept.
141 Pryor St SW Ste 7001
Atlanta, GA 30303-3468

Fulton County Tax Commissioner
141 Pryor St SW
Atlanta, GA 30303-3446

Fulton County Tax Commissioner
141 Pryor St Suite 1113
Atlanta, GA 30303-3566

Georgia Natural Gas
P.O. Box 105445
Atlanta, Ga. 30348-5445

Georgia Natural Gas
PO Box 440667
Kennesaw, GA 30160-9533

Georgia Natural Gas Company
10 Peachtree Pl NE
Atlanta, GA 30309-4497

Georgia Power
241 Ralph McGill Blvd NE # B-10180
Atlanta, GA 30308-3374

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HOP Capital
1022 Avenue M
Brooklyn, NY 11230-4712
Internal Revenue Service 11230-4712

Hoover Funding
57 W 38th St Rm 402
New York, NY 10018-1921

Hoover Funding, LLC
C/o Adam J. Pernsteiner
Lewis Brisbois Bisgaard & Smith LLP
6385 S. Rainbow Blvd., Suite 600
Las Vegas, NV 89118-3201

IPIPELINE
222 Valley Creek Blvd Ste 300
Exton, PA 19341-2385

JONES & KOLB
3475 Piedmont Rd NE Ste 1500
Atlanta, GA 30305-2913

JP Morgan Chase & Co.
CT Corporation System
289 S Culver St
Lawrenceville, GA 30046-4805

Kabbage, Inc. / Celtic Bank
National Registered Agents
289 S Culver St
Lawrenceville, GA 30046-4805

Kings Cash Group
30 Broad St Ste 1201
New York, NY 10004-2902

Lendio Loan
10235 S Jordan Gtwy Ste 410
South Jordan, UT 84095-4188

Lexus Financial Services
PO Box 4102
Carol Stream, IL 60197-4102

MCA Recovery LLC
17 State St Ste 4000
New York, NY 10004-1508

Ciro A. Mestres
Aldridge Pite, LLP
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3575 Piedmont Road, NE
Atlanta, GA 30305-1636

NORTHERN ARC EXECUTIVE SERVICES INC.
c/o Mohammad Hoque
2655 Kingsbrooke Ln
Duluth, GA 30097-7392

Navient
PO Box 9533
Wilkes Barre, PA 18773-9533

Navient Solutions, LLC
220 Lasley Ave
Wilkes-Barre, PA 18706-1430

Neiman Marcus
PO Box 85619
Richmond, VA 23285-5619

North DeKalb Electric, Inc.
3810 Beya Way
Atlanta, GA 30340-4525

Northwest Exterminators
830 Kennesaw Ave NW
Marietta, GA 30060-1006

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362 Richard Russell Building
75 Ted Turner Drive, SW
Atlanta, GA 30303-3315

PNC Bank, N.A.
Corporation Service Company
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Norcross, GA 30092-2924

Public Storage
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Alpharetta, GA 30009-1920

Reliable Fast Cash / Business Capital LL
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Brooklyn, NY 11213

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Dillard, GA 30537-1759

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Allen Todd Sprinkle
Parker Poe
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Atlanta, GA 30309-7540

Stonebridge Accounting & Forensics LLC
Spence A. Shumway, CPA
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TVT Capital
30 Wall St Ste 801
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Malvern PA 19355-0701

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75 Ted Turner Drive, SW
Atlanta GA 30303-3315

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1672 E 22nd St Apt 5A
Brooklyn, NY 11229-1544

VERIZON WIRELESS
CT Corporation System
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Lawrenceville, GA 30046-4805

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1517 Voorhies Ave Ste 3R
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Wells Fargo
PO Box 10335
Des Moines, IA 50306-0335

Wells Fargo
PO Box 77053
Minneapolis, MN 55480-7753

Wells Fargo Bank, N.A.
Corporation Service Company
40 Technology Pkwy S Ste 300
Norcross, GA 30092-2924

Wells Fargo Bank, N.A.
Wells Fargo Card Services
PO Box 10438, MAC F8235-02F
Des Moines, IA 50306-0438

Yale Club
50 Vanderbilt Ave
New York, NY 10017-3878

Yellowstone Captial
30 Broad St Fl 14
New York, NY 10004-2906

Zachter PLLC
30 Wall St Fl 8
New York, NY 10005-2205

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Branch Banking & Trust Company
Bankruptcy Section 100-50-01-51
P.O. Box 1847, 100-50-01-51
Wilson, NC 27894-1847

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(d)American Express Centurion Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern PA 19355-0701

(u)BRANCH BANKING & TRUST COMPANY (BB&T)

(d)Neil C. Gordon
Arnall, Golden & Gregory, LLP
Suite 2100
171 17th Street, NW
Atlanta, GA 30363-1031

(u)Toyota Motor Credit Corporation

(u)Wells Fargo Bank, N.A.

End of Label Matrix
Mailable recipients 94
Bypassed recipients 5
Total 99